

Calhoun County, AR

County · AR · Arkansas

BUYER'S MARKET

\$76K

MEDIAN SALE PRICE

+53.3%

1-YR CHANGE

17

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



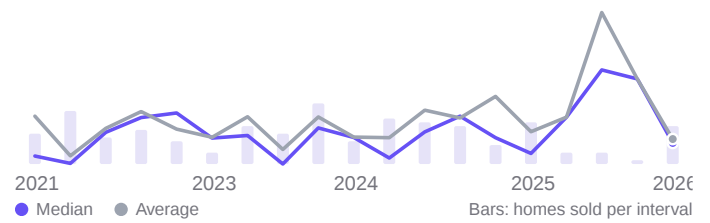
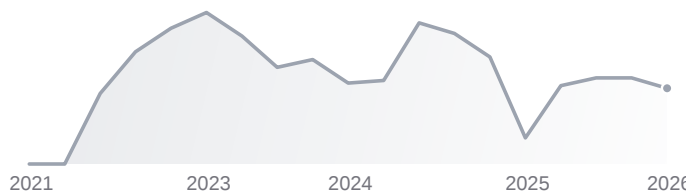
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$84K · Average \$91K

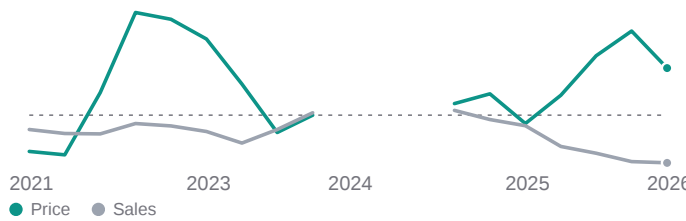


Growth (year over year)

Price +53.3% · Sales -54.1%

Price per square foot

\$46/ft²

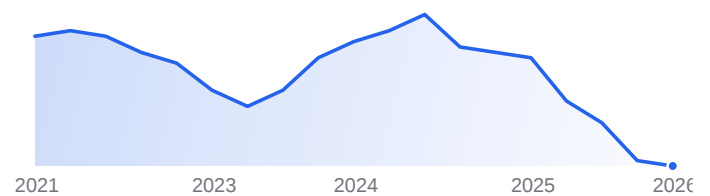
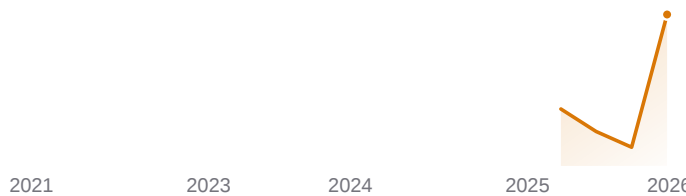


Sale premium vs estimated value

+14.7%

Annual turnover (share of homes sold)

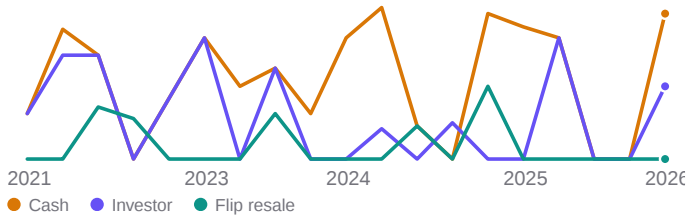
0.6%



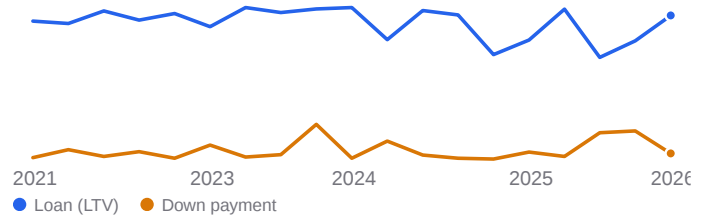
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

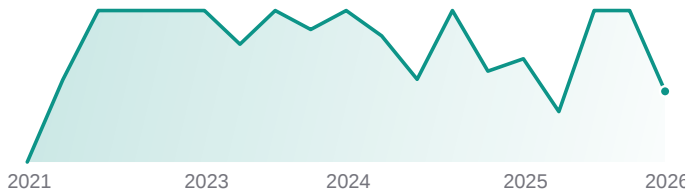


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



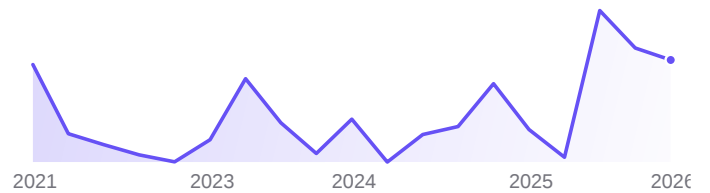
Sellers who sold at a gain

47%



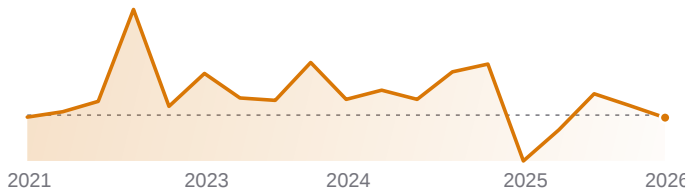
Typical hold before selling

8.7 yrs



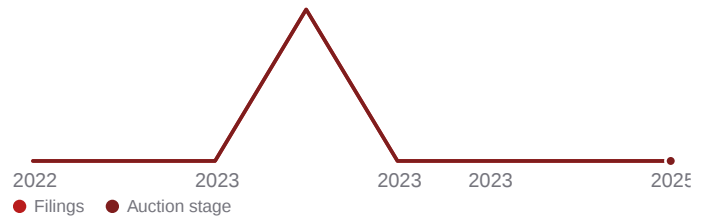
Median annualized return at resale

-1.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,998
Median value (AVM)	\$82K
Median size	1,392 ft²
Median year built	2001
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	4.1%
Owner occupied	67%
Company owned	9.9%
Median loan-to-value	0%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	4,718
Density	8 / mi²
Median household income	\$62K
Average household income	\$67K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	54
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	13.5%
Unemployment	0.8%
Average temp	63°F
Annual precip	54 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.